



Rapid Rehousing

A pathway to success

What is Rapid Re-Housing?



Principals of Rapid Rehousing

- ▶ Provides the minimal amount of assistance (amount and length) needed to obtain and retain housing.
- ▶ Understand and address (compensate) for the individual's barriers to permanent housing
- ▶ Households are empowered to make their own choices and services are voluntary.

Rapid Re-Housing does not guarantee housing stability and some households will fail.

(Rapid Rehousing: Creating Programs that Work; National Alliance to End Homelessness, 2009.)

Condition of Housing



Unaffordable...

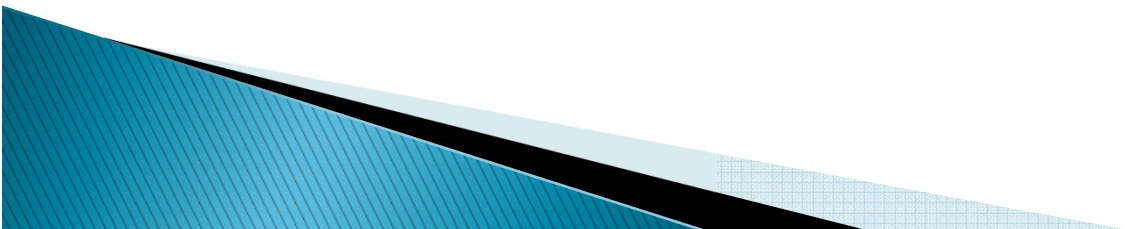
- ▶ What does it cost:
 - To afford a modest 1-bedroom apartment at Fair Market Rent in Virginia, a minimum wage earner (\$7.25/hr.) has to work

97 HOURS a Week



Virginia's Most Expensive Counties 2-Bedroom Housing Wage

- ▶ *Prince William County* : \$28.04
- ▶ Spotsylvania County : \$28.04
- ▶ Stafford County : \$28.04
- ▶ Fairfax County : \$28.04
- ▶ Loudoun County : \$28.04



Fair Market Rent Prince William County

- ❑ Studio: \$1,167
- ❑ One-Bedroom: \$1,230
- ❑ Two-Bedroom: \$1,458
- ❑ Three-Bedroom: \$1,951
- ❑ Four-Bedroom: \$2,451

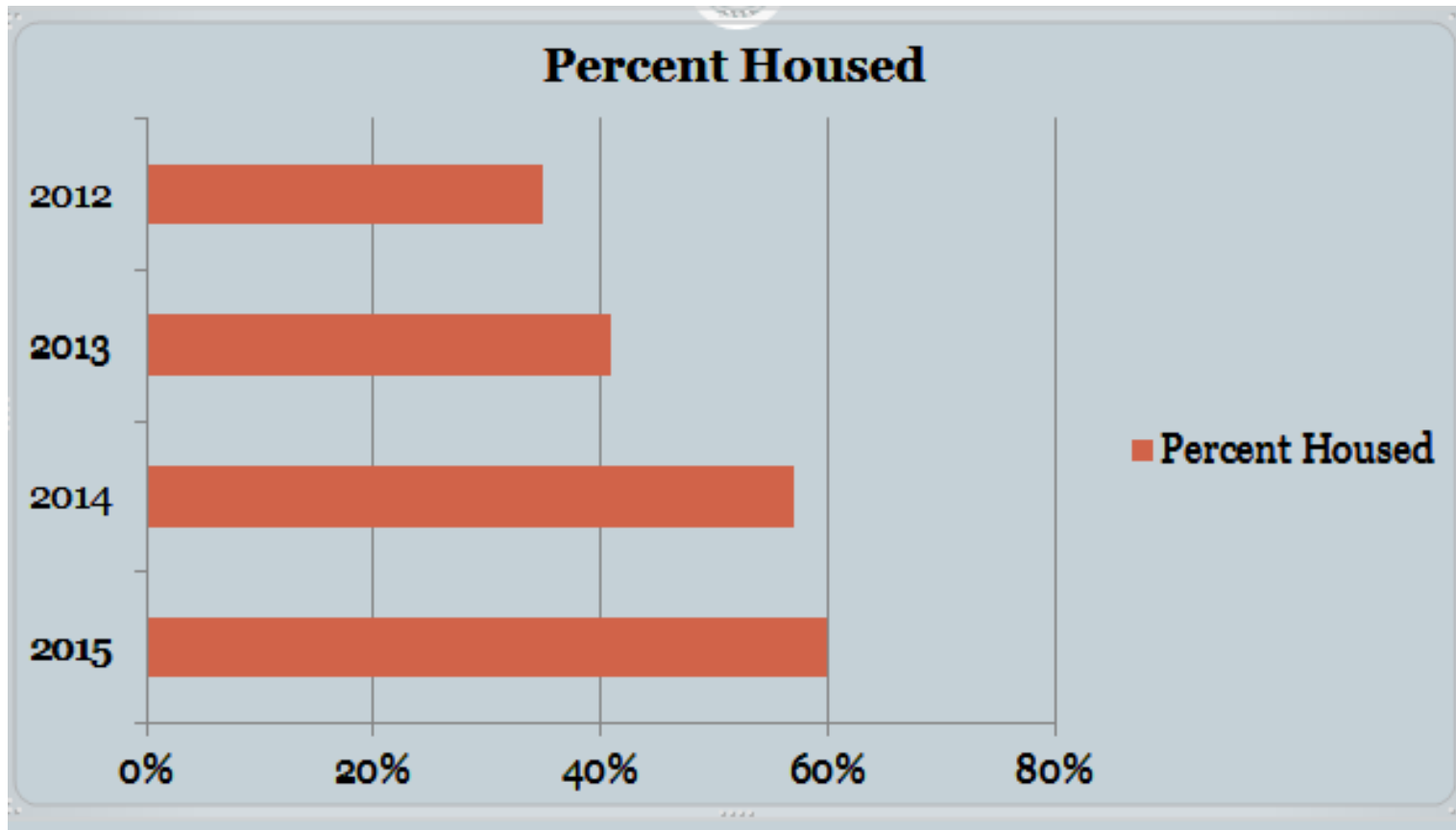


Crisis recognized

- ▶ Many renters in Virginia are **extremely low income** and face a **housing cost burden**.
- ▶ Across the state, there is a **deficit** of rental units both affordable and available to **extremely low income (ELI)** renter households (those with incomes at 30% or less of the area median income).
- ▶ **Virginia Senators, Tim Kaine and Mark R. Warner worked with major lenders and the Virginia Housing Development Authority to obtain financing to rehabilitate dilapidated housing and to provide an estimated 1,500 affordable rental housing units.**

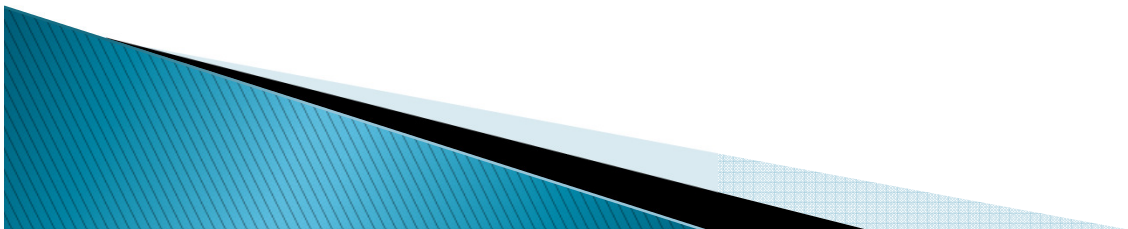


System Moving Forward




System Changes

- ▶ Changed our philosophy from a shelter program to a “Rapid Rehousing” program
- ▶ Transformed our internal forms to reflect a “Rapid Rehousing” program
- ▶ Staff refers to program as a “Rapid Rehousing” program at all times.



Housing First–Housing Fast

Staff works with clients on finding the *right*, and *most affordable* housing options.

 Housing does not depend on financial assistance.

Although direct assistance is crucial for clients, housing location, case management, and community case management services are the most critical components to rapidly re-housing clients.

Housing Search Process

- ▶ Two key components to the success of the NVFS model:
 - Housing Location
 - Community Case Management
- ▶ Within the first 3 days of entry into the Rapid Rehousing Program (Shelter), clients meet with Housing Locator and Community Case Manager.



The Secrets of a Housing Locator

What doesn't work

- ▶ Posting available units on bulletin board in facility
- ▶ Clients calling Landlords
- ▶ Clients accessing housing websites
- ▶ Client often unrealistic on what they can afford
- ▶ Housing Counselors doing everything for clients; most lack urgency.
- ▶ Clients budgeting for themselves.
- ▶ Everyone gets the same amount of assistance.

What does work

- ▶ Immediate contact with Housing Locator and CCM
- ▶ Education about RRH program
- ▶ RRH program creates a sense of urgency
- ▶ Developing partnerships with Landlords
- ▶ Supporting clients in the initial steps to secure housing.
- ▶ Sending vacancies to Housing Counselors to let them assist in the process.
- ▶ Individual plan/services

Confessions of Community Case Manager

What Doesn't Work

- ▶ Clients only call when they need services.
- ▶ Client downplay barriers.
- ▶ Budgeting on their own.
- ▶ Meeting the client when they are already housed.
- ▶ No method of communication.

What Does Work

- ▶ Meeting client within first three days
- ▶ Assess barriers and open discussion with client.
- ▶ Monthly budgeting.
- ▶ RRH participation contract.
- ▶ Reviewing lease with client prior to move-in.
- ▶ Introduction to landlord.
- ▶ Active and consistent communication.

Support

Our Community Case Manager conducts regular home visits ensuring clients are:

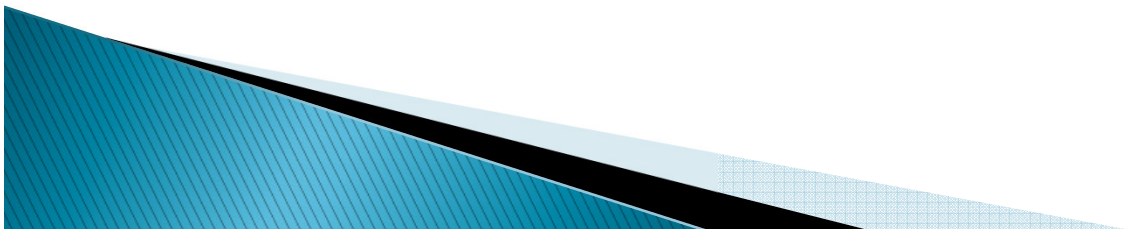
- ▶ Stabilized in their new environments
- ▶ Maintaining employment
- ▶ Receiving the support they need.

This allows staff to identify and address problems early in order to ensure that the *clients transition into housing is permanent.*



Financial Stability

- ▶ The majority of clients maintained or gained employment within the first 3 months of entering the RRH program. Within this time period, most clients became financially stable and were able to take pay rent without a subsidy.
- ▶ As of March 31, 2015, 74% of the RRH clients remain housed.



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Community Partnerships– Working Together

- ▶ Rapid Rehousing is a strategy that has proven effective in ending homelessness.
- ▶ But...Landlord partnerships are vital to NVFS's success in housing clients. They are an integral part of our RRH Program giving clients a second chance and opportunity for success.
- ▶ NVFS has worked closely to engage over 300 landlords to provide affordable housing options for our homeless clients.



Landlord Certificate of Appreciation



- ▶ Melissa Simmons, Affordable Management Solutions

Welcome Home

As of July 2014, NVFS served a total of *453* individuals. Community Partners provided Welcome Home baskets for the clients new homes.



On Our Way to 100%

2011:
???Housed

2013:
50% RRH

2015:
60% RRH

Thank you !

